

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
September 7, 2006

Call to Order

The Mayor and City Council of Fayetteville met in regular session on Thursday, September 7, 2006 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Steele called the meeting to order, and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Glenn Brewer, Larry Dell, Paul Oddo, Jr., Wilson Price and Walt White. Staff members present were City Manager Joe Morton and City Clerk Judy Stephens.

White moved to approve the minutes of the Regular Council Meeting of August 17, 2006. Dell seconded the motion. The motion carried unanimously.

Recognitions and Presentations:

Joe Morton, City Manager advised that he is very pleased to announce that the City of Fayetteville Comprehensive Annual Financial Report (CAFR) for fiscal year ended July 31, 2005 has again qualified for the prestigious Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting. This represents the tenth (10th) consecutive year that the City of Fayetteville has received this award.

Much appreciation goes to Lynn Robinson, Director of Finance, and her staff for this achievement. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Mayor Steele presented Ms. Robinson with a Certificate for this honor.

Public Hearings:

Mayor Steele called 2nd Reading and Public Hearing on Proposed Ordinance #0-17-06 - Rezoning request from Josh M. Mudd to rezone 2.74 acres from RMF-15 to C-3 (Highway Commercial), property located at 320 West Lanier Avenue in Land lot 124 of the 5th District.

Eldridge Gunn, Director of Planning and Zoning stated the applicant and his architect met with the Art & Architectural Review Committee (AAAC) Monday and presented a revised site plan and building elevations. The revised site plan depicts one three-story office building instead of the two smaller buildings that were originally proposed. The number of curb cuts is also reduced to only three curb cuts to better enable traffic flow through the site without impeding existing traffic on Stonewall Avenue and Lanier Avenue. The building is situated in the center of the site and parking is provided on both the east and west sides of the site. The drive thru area for the planned bank side of the building is located on the south side of the property.

They plan to adjust the parking and curb cuts as necessary to save as many trees as possible and to provide green space. Although the site plan depicts an effort to save the older trees to the east along Tiger Trail; the applicant feels that they may need to seek a parking variance to further save trees at the southeast corner of the property. The Review committee expressed that a combination of less parking spaces and a reduction in the size of the building may be needed to address the impervious surface requirement, not just a reduction in the number of parking spaces alone.

The building elevations now architecturally address all four sides of the building as City Council directed the applicant. The first floor of the building is clearly delineated from the second and third floors of the building by providing a more retail look on the first floor than the upper floors. Residential windows are also used on the upper floors. However a lot of the building details are lost by depicting the building in an Arc-Cad drawing format rather than in an architectural rendering.

At the previous meeting with the Committee, as a guide, the applicant's architect was provided a building rendering from the Villages of Lafayette vision book. Although the building elevations presented by the architect at today's meeting incorporate the materials depicted in the that rendering; the committee felt the building still lacks some of the "character" that they would like to see in the Main Street District. At this point, the applicant has agreed to continue to work with the Art & Architectural Review Committee to further refine the elevations.

The applicant has shown a good faith effort throughout the rezoning process to work with staff and the Art & Architectural Review Committee in recognizing the importance of this site as a major gateway into the City's downtown area and in providing the type of building that is appropriate for this site. The site plan has also been revised to better accommodate the size and shape of the property at this location.

Although there are still some improvements that will make both the site plan and building elevations better; staff feels that the plans presented today are far enough along in the direction that Council would like to see at this site to support an affirmative recommendation to rezone the site from RMF-15 to C-1. Staff recommends approval of the applicant's rezoning request based on the attached site plan and elevations and contingent upon final site plans, elevations, parking, landscaping and impervious surface area to be reviewed by the AAAC and approved by the Planning and Zoning Commission.

Josh Mudd, representing this project appeared before council to answer questions anyone might have.

Dell moved to adopt Ordinance #0-17-06 - Rezoning request from Josh M. Mudd to rezone 2.74 acres from RMF-15 to C-1 (Highway Commercial), property located at 320 West Lanier Avenue in Land lot 124 of the 5th District contingent upon final site plans, elevations, parking, landscaping and impervious surface area to be reviewed by the AAAC and approved by the Planning and Zoning Commission. Brewer seconded the motion. The motion carried unanimously.

Mayor Steele called Public Hearing and 1st Reading on Proposed Ordinance #0-18-06 – Amendment to Zoning Ordinance Section 94-135 – Classification of Streets.

Eldridge Gunn, Director of Planning and Zoning stated the zoning ordinance classifies all streets within the City of Fayetteville as major streets, collector streets, or minor streets. The streets that are classified as major or collector streets are listed by name in the ordinance. Minor streets are not listed by name in the ordinance. All thoroughfares not classified as either a major or collector street are classified as minor streets.

The new Southside Connector road was officially named Helen Sams Parkway and it is classified as a collector street. Therefore, the name of the parkway needs to be added to the list of collector street names found in the zoning ordinance.

Language was drafted to address this minor housekeeping task and at the August 22nd meeting the Planning and Zoning Commission recommended approval of this proposed amendment to the zoning ordinance.

Staff recommends approval.

Mayor Steele advised this item is posted for 1st Reading and would come up for a vote at the September 21, 2006 meeting.

City Manager and Staff Reports:

Joe Morton, City Manager presented Mayor and four council members with certificates they earned for attending the NIMS class they attended last week in Peachtree City.

Mayors Comments:

Mayor Steele encouraged everyone to attend the God and Country night at the Amphitheater Sunday night with Governor Sonny Perdue as the guest speaker.

Dell moved to adjourn the meeting. Brewer seconded the motion. The motion carried unanimously.

Respectfully submitted,

Judy Stephens, City Clerk